

Acct ID: 515766 MTL: 061W09A000600 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 12264 RUEF LN NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 68743 Year: 2024

Last Date Appraised: 09/23/2019 Appraiser: JORDAN SCHULTZ Retag: **Y** Tag info: _____
 Owner: MAX RUEF LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 465951
 RMV Land: 338340 RMV Imp: 601430 RMV Total: 939770 MAV: 404370 MSAV: 61581 SAV: 139739
 Comment: _____

Notations **Upd Inv**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	91470	0

Land

Site: 2	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 119220	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 2009 / 09100150//09-10: GW39 changed land type per Excel analysis//						
Site: 3	Code Area: 91470	Size: 1.27 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 174120	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1980 / 09100150						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 91470	Stat Class: 152	Year Blt: 1993	Eff Year Blt: 1993	Sq.Ft: 3779	% Complete: 100
Desc: Multi Story above grade				Dimensions:	RMV: 599760	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2471	2	FB-2	1993	1993	BATH - 2, KIT-, HVAC, FP - 1, ROOF	Y N
Attic	5	Finished	1308	0	0	1993	1993	HVAC	Y N
Attic	5	Unfinished	842	0	0	1993	1993	HVAC	Y N
Garage Attached	5	Finished	576	0	0	1993	1993	ROOF	Y N

Accessories

YISF

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	380	2005	1037	1	Y N
CONCRETE DRIVEWAY	5	768	1993	2122	1	Y N
DECK	5	228	1993	1051	1	Y N
ENCLOSED PORCH	4	128	1993	3699	1	Y N
HOT TUB / SPA	5	0	1993	1275	1	Y N
ROOF EXTENSION OR PATIO COVER	5	228	1993	5020	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 91470	Stat Class: 341	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 12x10	RMV: 1670	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	120	0	0	1997	1997	FAIR	Y N

Accessories

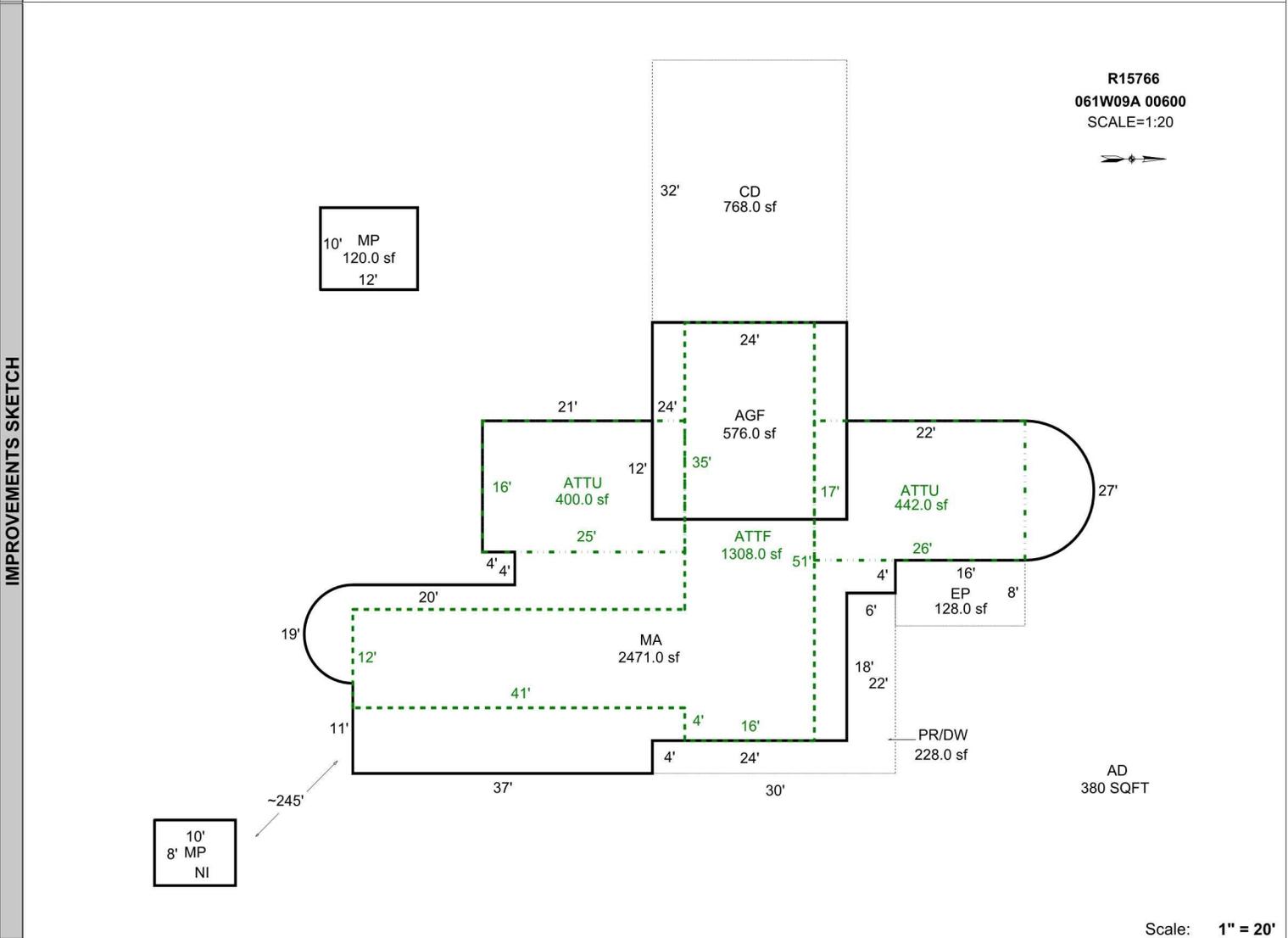
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No **061W09A 00600**

File No **R15766**

SUBJECT	Property Address 12264 RUEF LN NE
	City MT ANGEL County MARION State OR Zip 97362
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2471.04	300.6	2471.04
GLA2	ATTF	1.00	1308.00	216.0	
	ATTU	1.00	400.00	82.0	
GBA1	ATTU	1.00	442.00	86.0	2150.00
	MP	1.00	120.00	44.0	
GAR	MP	1.00	80.00	36.0	200.00
	AGF	1.00	576.00	96.0	576.00
YI1	CD	1.00	768.00	112.0	
	EP	1.00	128.00	48.0	
	PR/DW	1.00	228.00	104.0	1124.00
Net LIVABLE Area		(rounded w/ factors)			4621
Net BUILDING Area		(rounded w/ factors)			200

Comment Table 1

DRAWN BY JRONDEMA 12/29/16
UPD BY PH 11.18.19

Comment Table 2	Comment Table 3
09.23.19 SR #94	
JJS 7.16.25 Cycle L3	